

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		FRANKLIN ST, ARLINGTON

## OWNERSHIP

OWNERSHIP				Unit #:	74
Owner 1:	HAIBLE JOHN &				
Owner 2:	GIACOMA-BOTTALAT ANNA				
Owner 3:					
Street 1:	74 FRANKLIN STREET				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:	HABIF JONATHAN -		
Owner 2:	SPOMER MICHELLE L -		
Street 1:	74 FRANKLIN STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1870, having primarily Clapboard Exterior and 2122 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	853,200			853,200
Total Card	0.000	853,200			853,200
Total Parcel	0.000	853,200			853,200
Source: Market Adj Cost	Total Value per SQ unit /Card:		402.07	/Parcel: 402.0	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	840,300	0	.		840,300	840,300	Year End Roll	12/18/2019
2019	102	FV	742,500	0	.		742,500	742,500	Year End Roll	1/3/2019
2018	102	FV	656,000	0	.		656,000	656,000	Year End Roll	12/20/2017
2017	102	FV	597,600	0	.		597,600	597,600	Year End Roll	1/3/2017
2016	102	FV	459,700	0	.		459,700	459,700	Year End	1/4/2016
2015	102	FV	424,500	0	.		424,500	424,500	Year End Roll	12/11/2014
2014	102	FV	404,900	0	.		404,900	404,900	Year End Roll	12/16/2013
2013	102	FV	404,900	0	.		404,900	404,900		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
12/4/2008	MLS	MM	Mary M
5/6/2000		197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_

Total:		Spl Credit		Total:	
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Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Strct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1870	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	25.000000000
Name:	62 - 7020

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 3			Baths: 2			HB				

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	0
<b>Totals</b>			
1	6	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.14481616
Const Adj.:	1.00999999
Adj \$ / SQ:	341.098
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1048203
Depreciation:	194966
Depreciated Total:	853237

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	443.43	
Special Features:	0	Val/Su Net:	402.07	
Final Total:	853200	Val/Su SzAd	402.07	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,122	341.100	723,810	
Net Sketched Area:		2,122	Total:	723,810	
Size Ad	2122	Gross Are	2122	FinArea	2122

### SUB AREA DETAIL

[illegible]

**IMAGE**

